R·E·C Consultants, Inc.
Civil Engineering • Environmental • Land Surveying
2442 Second Avenue
San Diego, California, 92101
(P) 619.232.9200 (F) 619.232.9210

June 14, 2022[1]

Jon Cloud
New West Investment Group, Inc.
565 North Magnolia Avenue
El Cajon, CA 92020

Subject**: Biological Resources Letter Report for the Slope Street Subdivision Project, City of Santee and City of El Cajon, San Diego County, California, 9463 Slope Street, APN 384-232-03, Tentative Map 2020-1 & Development Review 2020-2**

Dear Mr. Cloud:

REC Consultants, Inc. has prepared this letter report to address potential impacts of the proposed Slope Street project to biological resources on the site.

SUMMARY

The Slope Street subdivision project (Project) will not impact any sensitive habitats, plants, or animals, and no mitigation for such impacts will be required. Measures to avoid other potential impacts will consist of avoiding clearing, grubbing, and grading during the general avian breeding season, and ensuring that Project-related landscaping does not include invasive non-native plant species. If the avian breeding season cannot be avoided, a combination of nesting bird surveys and active nest buffers may be used instead.

INTRODUCTION, PROJECT DESCRIPTION, LOCATION, SETTING

Project Description

The Project will subdivide the entire Project site into 11 residential lots with a new cul-de-sac street connected to Slope Street. It will also include utility improvements within Slope Street, and connecting an existing offsite drainage culvert located immediately south of the site to an existing culvert adjacent to the northeastern side of the site.

Project Location and Setting

The 2.46-acre Project is located on Assessors' Parcel Number (APN) 384-232-03-00 with a small offsite improvement located in the street to the north of the parcel, and a small offsite improvement on State of

[1] With minor revisions January 2023

California land (no APN) adjacent to the southern site boundary. The site is south of Slope Street, approximately 0.6 mile south of State Route 52) and 1.1 mile south of the San Diego River (**Figures 1** and **2**). The address of an existing residence on the site is 9463 Slope Street. The Project site is in the City of Santee, while the offsite improvement on the southern side of the site is located in the City of El Cajon. The Project location is surrounded by a road and residential development to the north; residential development to the west; landscaped land, a road, and residential land to the south; and the Weld Business Park facility and commercial/light industrial land to the east. The site and surroundings are shown on an aerial photograph in **Figure 3**.

Elevation in the Project site ranges from approximately 440 feet above mean sea level (AMSL) at the southern end to approximately 405 feet AMSL at the northeastern end. According to the Web Soil Survey, soil on the site consists of Diablo clay, 15 to 30% slopes. This type of soil typically occurs on hillsides and is characterized by a layer of clay over a layer of silty clay loam or clay, underlain by weathered bedrock. It is classified as well drained, in the runoff class of "very high" (NRCS 2017). Soil cracking, characteristic of clay soil, was observed in the southeastern corner. However, soils in the area have been substantially altered by grading, development, and possibly fill.

Regional Context

This inland location is at the border of the Coast and Foothill geographic zones of San Diego County, in an area of cismontane foothill peaks and valleys. The area lies within the South Coast Subregion of the California Floristic Province, in which vegetation is characterized by shrub communities of coastal sage scrub and chaparral. (Lightner 2011, Baldwin et al. 2012)

Because the parcel is located within the City of Santee, Santee will be the lead agency. The City of Santee, as a participant in the San Diego Multiple Species Conservation Program (MSCP) under the Natural Communities Conservation Planning (NCCP) program, is in the process of preparing a MSCP Subarea Plan. The Project will comply with the City of Santee's 2006 Draft Subarea Plan (City of Santee 2006) as well as the MSCP. The City of El Cajon (in which the offsite impact will occur) also has a Draft Subarea Plan with which this Project will comply.

HABITATS / VEGETATION COMMUNITIES

Existing biological resources were investigated through a field survey and records search in 2017, and a second field survey in 2020. The records search consisted of a review of California Natural Diversity Data Base (CNDDB) records of rare and special-status plant and animal species within the Project USGS 7.5' quadrangle (El Cajon), recent and historical aerial photographs and USGS topographic maps, and soil maps and descriptions.

The first general survey of the Project site was conducted by REC Senior Biologist Catherine MacGregor, with REC Environmental Director Hedy Levine, on April 4, 2017. During this site visit, the site was walked, habitats and land cover were mapped, all observed plants and animals were documented, and potential for sensitive species' use of the site was evaluated.

The second general survey was conducted by Ms. MacGregor on October 12, 2020. The purpose of the second visit was to document any changes in site conditions since 2017, to ensure that this updated report is accurate.

Vegetation communities and land cover classification in this report follow Holland (1986) as updated by Oberbauer et al. (2008). Plant taxonomy and nomenclature in this report follow the Jepson eFlora (Jepson 2020) for taxonomy and scientific names, and Rebman and Simpson (2014) for common names, with some rare plant common names from the California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2016). Wildlife taxonomy and nomenclature in this report follow *Mammal Species of the World* (Wilson and Reeder 2005) for mammals, Avibase (Lepage 2015) for birds, California Herps (Nafis 2015) for reptiles and amphibians, Butterflies of America (Warren et al. 2015) for butterflies, BugGuide (ISUDE 2015) for other insects and arachnids, and the Integrated Taxonomic Information System (ITIS 2015) for other invertebrates, as well as the San Diego Natural History Museum mammal, bird, reptile, amphibian, butterfly, and spider checklists for localized subspecies information (SDNHM 2005, 2002, and undated).

General Survey Results

In the City of Santee Draft Subarea Plan Figure 3-1, the entire site is classified Urban/Developed. During REC's 2017 and 2020 surveys, three habitats/land cover categories were observed. The Project site consists of Developed Land and Disturbed Land. The southern offsite impact area is located within Non-native Vegetation. These are shown in **Figure 4** and discussed below. All plant and animal species observed on the site are listed in **Attachments A** and **B**, respectively.

Developed Land (Habitat Code 12000) occupies approximately 0.87 acres on the site. This land cover category consists of "Areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. Developed land is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that require irrigation." Developed Land is typically unvegetated or landscaped with a variety of ornamental (usually non-native) plants (Oberbauer et al. 2008). Developed Land on the site consists of two residences including yards and the entry drive. Vegetation is limited to ornamental trees and shrubs and a variety of other ornamental and ruderal plant species. Wildlife observed on the Developed Land consisted of house finches and a northern mockingbird (*Mimus polyglottos*). Developed Land is shown in photographs 1 and 2 in **Attachment C**.

Disturbed Land (County Habitat Code 11300) occupies approximately 1.59 acres on the site. This land cover category is comprised of "Areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association, but continues to retain a soil substrate. Typically vegetation, if present, is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance, or shows signs of past or present animal usage that removes any capability of providing viable natural habitat for uses other than dispersal. Examples of disturbed habitat include areas that have been graded, repeatedly cleared for fuel management purposes and/or experienced repeated use that prevents natural revegetation (i.e. dirt parking lots, trails that have been present for several decades), recently graded firebreaks, graded construction pads, construction staging areas, off-road vehicle trails, and old homesites" (Oberbauer et al. 2008).

Disturbed Land on the site consists of compacted soil that is bare in some areas, vegetated with broad-leaf ruderal species such as stinkwort (*Dittrichia graveolens*), black mustard (*Brassica nigra*) and garland daisy (*Glebionis coronaria*) in some areas, and covered with rock and debris in the southwestern section. Disturbed Land also includes ornamental trees such as Mexican fan palm (*Washingtonia robusta*), eucalyptus (*Eucalyptus* sp.), and Peruvian pepper (*Schinus molle*), vehicles and storage sheds/containers. Disturbed Land onsite is shown in photographs 3-6 and 9 and 10 in **Attachment C**. Within the Disturbed area is an eroded drainage channel where flow from the upstream existing offsite culvert directs water onto the parcel. The channel is not mapped as a separate habitat or category because it does not contain much vegetation, and the vegetation is primarily non-native and ornamental species. The channel is discussed further in the Jurisdictional Wetlands and Waters section of this report. Wildlife observed on the Disturbed portion of the Slope Street parcel consisted of a cloudless sulphur butterfly (*Phoebis sennae*), western fence lizard (*Sceloporus occidentalis*), Anna's hummingbird (*Calypte anna*), American crows (*Corvus brachyrhynchos*) (flyover), house finches (*Haemorhous mexicanus*), a California towhee (*Melozone crissalis*), a black phoebe (*Sayornis nigricans*), and a California ground squirrel (*Spermophilus beecheyi*).

Non-native Vegetation (County Habitat Code 11000) is a sub-type of Disturbed or Developed Land. Immediately south of the site, an existing culvert emerges from a graded bank that slopes down from Weld Boulevard. The graded bank is vegetated with ornamental trees such as eucalyptus, with minimal understory species such as freeway iceplant (*Carpobrotus* sp.) (see photograph 7 in **Attachment C**). The offsite impact in this area will occupy only 0.0003 acre. No wildlife was observed in this area during the site visit.

SPECIAL-STATUS SPECIES

For the purposes of this report, a sensitive or special-status plant or animal is any taxon (species, subspecies, or variety) that is officially listed by California or the federal government as Endangered, Threatened, or Rare, or a candidate for one of those listings; classified as Fully Protected, Species of Special Concern, or Watch List animal species by the California Department of Fish and Wildlife (CDFW); included in California Rare Plant Ranks (CRPR) 1 through 4.

Lists of special-status plants and animals with the potential to occur on or adjacent to the site were generated from the CNDDB RareFind5 database in 2017 and again in 2020. The resulting lists include any special-status species documented within the Project's USGS 7.5' quadrangle. Because the site is so small and located within a developed area, the CNDDB search did not include surrounding quadrangles. **Attachment D** provides information on these special-status plant species, as well as an evaluation of the potential for each species to occur on the site, based on CNDDB, the CNPS Inventory of Rare and Endangered Plants (on-line version), Reiser's *Rare Plants of San Diego County* (2001), professional botanical experience, and field observations. **Attachment E** provides information on these animal species, and an evaluation of the potential for each species to occur on the site, based on species requirements, CNDDB search results, and field observations.

Special-status Species Observed on the Site

No special-status species were found on the site.

Special-status Species with High Potential to Occur on the Site

Based on CNDDB records searches in the Project quadrangle and evaluation of site conditions, no special-status species have high potential to occur on the site.

Raptor Foraging, Nesting Birds, and Migratory Birds

Raptors are protected under California Fish and Game Code Section 3503.5, which specifically protects all birds in the orders Falconiformes or Strigiformes (raptors, including owls and turkey vultures). It is unlawful to take, possess or destroy any such raptors or their nests and eggs except as otherwise provided in the Fish and Game Code.

California Fish and Game Code Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant to the Code. The federal Migratory Bird Treaty Act prohibits the killing or transport of native migratory birds, or any part, nest, or egg or any such bird unless allowed by another regulation (such as for "game" birds). Therefore, all native, non-game birds in the Project location, and the nests and eggs of all native non-game birds, are protected during the nesting season even if these birds are not special-status or otherwise protected.

Owl pellets were observed at the base of one of the palm trees in the drainage channel during the 2020 site visit, indicating use of the site by owl(s). Bird nesting on the site is likely limited to common suburban species such as those observed in the Disturbed portion of the Slope Street parcel.

Large Mammal Use / Wildlife Corridor / Nursery Site

The Project site would not serve as a large mammal use, wildlife corridor, or nursery site area because of its isolation within a developed area and the short length and low quality of the eroded drainage channel. In the City of Santee Draft Subarea Plan Figure 4-1, no habitat linkages or wildlife corridors are shown over or near the site.

JURISDICTIONAL WETLANDS AND WATERWAYS

Stormwater from the existing upstream offsite culvert flows north/northeast across Disturbed Land on the site to the eastern parcel boundary, and then into another culvert just outside the eastern parcel boundary. The channel has a cobble substrate in the central portion, and soil substrate in the southern section. Natural rocks and rip-rap are also present in the channel. An arroyo willow (*Salix lasiolepis*) grows close to the culvert near the southern parcel boundary, and two young small black willows (*Salix gooddingii*) were observed in the channel further north on the site. Two native herbs were observed in the channel: tall flatsedge (*Cyperus eragrostis*) and alkali mallow (*Malvella leprosa*). All other plant species observed in the channel were invasive non-native species such as giant reed (*Arundo donax*), Mexican fan palm, bristly ox-tongue (*Helminthotheca echioides*), scarlet pimpernel (*Lysimachia arvensis*), and black mustard. The southern, upstream culvert area is shown in photograph 8, and central and downstream areas are shown in photographs 9 and 10 in **Attachment C**.

This report does not include a technical jurisdictional delineation for the channel. Based on a review of USGS topographic maps covering the Project vicinity and at least 40 years of subsequent developments, the following observations were made. The portion of the blue-line channel under the current Weld Boulevard and residential development to the south of Weld Boulevard no longer exists. When Weld Boulevard and the residential area to the south were developed, that section of the drainage was undergrounded into the pipe that currently drains onto the Project site. The section downstream of the site was also undergrounded. The Project engineer's review of historic and contemporary documents indicates that the current path of flow is not the same as the former natural blue-line drainage. Because of its small size, isolation, and lack of riparian habitat, the channel on the Slope Street parcel serves as a stormwater conveyance to Forester Creek and then the San Diego River, rather than a wetland or creek. It has been treated as a stormwater conveyance since at least 1979, as shown on the 1979 engineering plan for a storm drain through the Weld Business Park property in which the drainage is shown as a surface connection between the existing southern upstream and northeastern downstream culverts.

OTHER UNIQUE FEATURES/RESOURCES

The Project site does not include any hilltops, rock outcrops, unusual topography, or other potentially unique features or resources.

SIGNIFICANCE OF PROJECT IMPACTS

Impacts to biological resources can be categorized as direct, indirect, or cumulative.

Direct impacts are generally obvious, absolute, or quantifiable, such as direct destruction of vegetation, sensitive habitats, and plant and animal populations, loss of foraging, nesting, breeding, or burrowing habitat; clearing of a particular species' required habitat (directly impacting that species), or blocking a wildlife corridor. Direct impacts may occur as a result of the Project itself, or activities necessary for implementation of the Project such as construction staging areas.

Indirect impacts may be the result of secondary effects from direct impacts, or those impacts that over time cause degradation of a resource by changing its function, health, or quality. Unlike direct impacts that are typically one-time effects, indirect impacts often continue in the long term and may actually increase. Indirect impacts commonly result from a project's "edge effects." Edge effects from development can extend several hundred feet into adjacent areas, causing significant changes in species composition, diversity and abundance in those nearby lands. Projects may result in a wide variety of indirect impacts depending on project context; examples of indirect impacts include edge effects such as increase in human encroachment into the natural environment, particularly through off-road vehicle use; harassment and/or collection of wildlife species by people; predation upon wildlife by domestic animals that intrude into open space areas; increased wildlife mortality along roads. Other less visible indirect impacts include decline in the availability of a resource such as water or prey, reduction in habitat viability as a result of altering moisture regime or vegetation, habitat fragmentation, and damage to or loss of ecosystem and/or watershed integrity.

Direct and indirect Project impacts to habitats and special-status resources are discussed in the following sections.

Direct Impacts

The entire site would be directly impacted by the Project. The Project would also have very small impacts offsite to the north and south. Project impacts are shown in **Figure 5**. Direct impacts and mitigation ratios are summarized in Table 1, below.

Table 1. Project Habitat/Land Cover Acreages and Impacts

Habitat/Land Cover	Existing Acreage On the Site	Acreage of Impacts on the Site	Acreage of Impacts outside the Site	Total Impacts Acreage	Mitiga-tion Ratio*	Mitigation Required
Developed Land	0.87	0.87	0.01	0.88	-	0.0
Disturbed Land	1.59	1.59	0.00	1.59	-	0.0
Non-native Vegetation**	0.0	0.0	0.003	0.003**	-	0.00
TOTAL	**2.46**		**0.013**	**2.47**		**0.00**

*City of Santee 2006 Draft Subarea Plan, as listed in Table 5-2: Uniform Mitigation Ratios; and MSCP ratio for projects outside approved MSCP Plan areas (County of San Diego 2010).
**Offsite in the City of El Cajon

Implementation would directly impact 0.88 acre of Developed Land, 1.59 acres of Disturbed Land, and 0.003 acre of offsite Non-native Vegetation. Impacts to these habitats do not require mitigation according to the City of Santee Draft Subarea Plan and the MSCP Plan.

Impacts to Disturbed Land include undergrounding of the drainage channel onsite. If piping for the undergrounded flow is directly connected to the existing pipe located adjacent to the northeastern site boundary, there will be an additional small impact to offsite Developed Land (an existing concrete-lined swale) within the City of El Cajon, approximately equivalent to the offsite impact to the south of the site.

Impacts to the offsite Non-native Vegetation and Developed Land in the City of El Cajon would not require mitigation under the City of El Cajon Draft Subarea Plan.

Potentially Significant Indirect Impacts and Proposed Avoidance Measures

The Project will impact the 325-linear-foot drainage channel on the Slope Street parcel. Water supply to downstream wetlands and waters in Forester Creek and the San Diego River would not be disrupted, and would not result in a significant indirect impact to biological resources in those areas.

Implementation of the Project could potentially interfere with nesting birds protected by the MBTA and Fish and Game Code. An avoidance measure requiring either avoidance of work during the avian breeding season or use of focused nest surveys and nest buffers for any active nests would prevent this potential impact.

Non-native species in Project landscaping could potentially cause indirect impacts to natural resources in the area. Invasive non-native plants should not be used in Project landscaping because propagules could be carried downstream to Forester Creek and the San Diego River, where they could disrupt native habitat. Landscape plants should be inspected for invasive non-native Argentine ants before they are accepted for use onsite, and any infested plants should be rejected.

Summary of Biological Avoidance Measures for the Proposed Project

The Project will incorporate the following measures to avoid potentially significant indirect impacts:

1. The Project applicant shall ensure that no active nests are adversely affected by vegetation clearing, grubbing, or grading, in compliance with the Migratory Bird Treaty Act California Fish and Game Code. These activities shall be scheduled to avoid the general avian breeding season (February 1 – August 31). Alternatively, these activities may occur during the avian breeding season if a qualified biologist conducts a survey for active bird nests within three days prior to the work in the area, and monitors vegetation removal to ensure no nesting birds/raptors are impacted by the Project. If an active nest is identified, the following nest protection measures shall be applied:
    a. A buffer shall be established between the clearing, grubbing, and grading activities and the active nest so that nesting activities are not interrupted. The buffer shall be a minimum width of 300 feet and shall be delineated by temporary fencing, and shall remain in effect as long as construction is occurring or until the nest is no longer active. The biologist shall monitor the nest during Project activities until nesting is complete. This buffer may be reduced if it can be demonstrated to the satisfaction of the Cities of Santee and El Cajon and wildlife agencies (CDFW and U.S. Fish and Wildlife Service) that the reduction does not represent a threat to nesting activities.
    b. Normal clearing, grubbing, grading, and construction without nest buffer(s) may resume once the biologist demonstrates to the satisfaction of the Cities of Santee and El Cajon, CDFW, and the U.S. Fish and Wildlife Service (USFWS) if needed, that all nesting is complete. Nesting would be considered complete if no active nests are observed during a focused nesting bird survey conducted within three days prior to resumption of such activities.

2. Project-related landscaping shall not include exotic plant species that may be invasive to native habitats. Invasive exotic plant species include those listed on the California Invasive Plant Council's Invasive Plant Inventory. Prior to approval of grading plans, the Project applicant shall submit and obtain City of Santee and City of El Cajon approval of any plantings that may be used in the Project. Any planting stock to be brought onto the Project location for landscaping shall be first inspected to ensure it is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*), non-native fire ants (e.g. *Solenopsis invicta*), and other insect pests.

CUMULATIVE IMPACTS

Cumulative impacts occur as a result of ongoing direct and indirect impacts of unrelated projects within a geographic area, and are assessed on a regional basis to determine the overall effect of numerous activities on a special-status resource over a larger area.

The Project will not result in significant cumulative impacts because the impact areas consist only of Developed Land, Disturbed Land, and Non-native Vegetation, and water supply to downstream wetlands and waters would not be interrupted.

CONCLUSION

The Slope Street Project would result in no significant direct impacts to any sensitive habitats, plants, or animals. With the avoidance measures specified in this report, the Project will be consistent with the City of Santee and City of El Cajon Draft Subarea Plans and the MSCP.

This concludes REC's biological resources letter report. Please do not hesitate to contact REC with any questions or comments. Thank you.

Sincerely,

Catherine MacGregor
Senior Biologist and Botanist

Cc: New West Financial, Inc.

PREPARERS

This report has been prepared by REC Consultants, Inc. staff:
Catherine MacGregor, Senior Biologist and Botanist – Field investigator and author
Hedy Levine, Environmental Director – Field investigator and editor
Mauro Guevara, Associate Environmental Analyst – Mapping and calculations

FIGURES

1. Regional Location
2. Vicinity Map
3. Aerial Photograph of the Project Site
4. Biological Resources
5. Project Impacts

ATTACHMENTS

A. Plants Observed on the Slope Street Subdivision Project Site
B. Animals Observed on the Slope Street Subdivision Project Site
C. Slope Street Subdivision Project Site Photographs
D. Special-status Plants with the Potential to Occur on the Slope Street Subdivision Project Site
E. Special-status Animals with the Potential to Occur on the Slope Street Subdivision Project Site

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Regional Location

FIGURE 1

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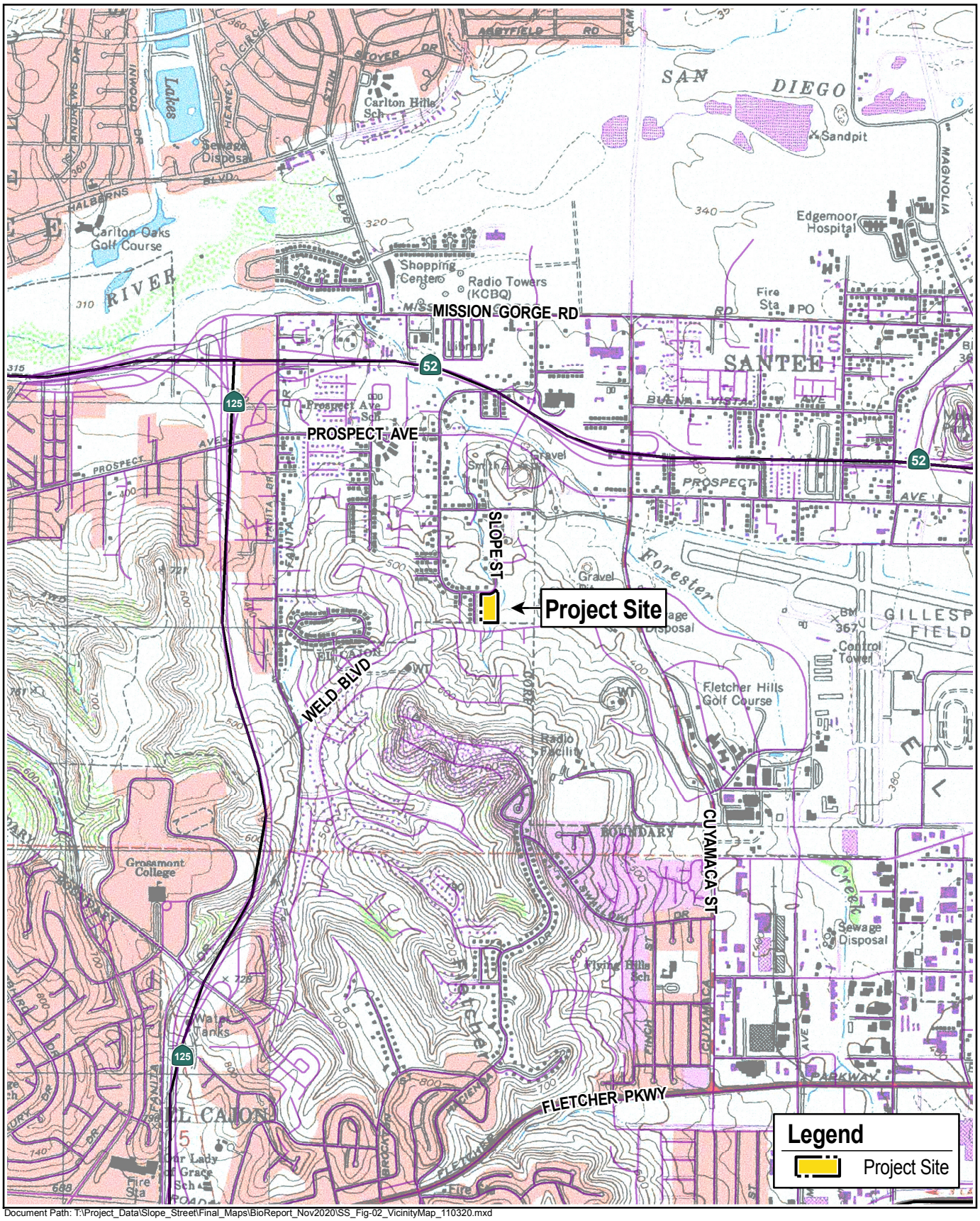
SLOPE STREET SUBDIVISION

Source: County of San Diego SanGIS Database, 2020.

November 2020



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Vicinity Map

SLOPE STREET SUBDIVISION

0 1,000 2,000 Feet

Source: CASIL Quadrangle Mosaics, 2018.

FIGURE 2

November 2020

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Aerial Photograph of the Project Site

SLOPE STREET SUBDIVISION

0 30 60 Feet

Aerial Source: Google Earth, August 2019.

FIGURE 3

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Biological Resources

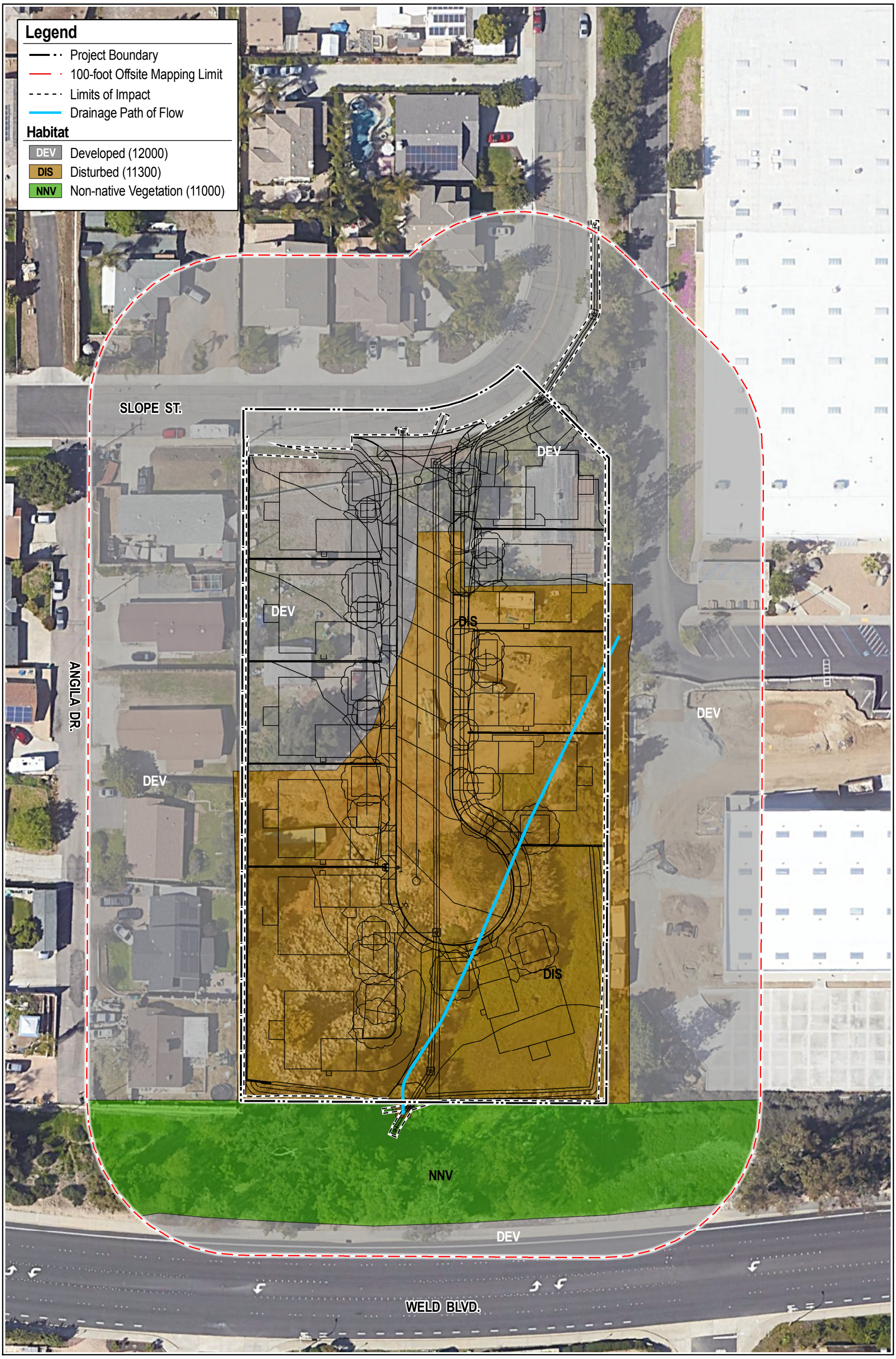
SLOPE STREET SUBDIVISION

0 30 60 Feet

Aerial Source: Google Earth, August 2019.

FIGURE 4

November 2020



Project Impacts

SLOPE STREET SUBDIVISION

0 30 60 Feet

Aerial Source: Google Earth, August 2019.

FIGURE 5

November 2020

ATTACHMENT A

PLANTS OBSERVED ON THE SLOPE STREE SUBDIVISION PROJECT SITE			
Species Name	**Common Name**	**Family**	**Habitat**
*Arundo donax**	giant reed	Poaceae	DIS
Baccharis sarothroides	broom baccharis	Asteraceae	DIS
*Brassica nigra**	black mustard	Brassicaceae	DIS
*Carduus pycnocephalus subsp. pycnocephalus**	Italian thistle	Asteraceae	DIS
*Carpobrotus chilensis**	sea-fig	Aizoaceae	DIS, NNV
*Citrus sp.**	citrus	Rutaceae	DEV
Croton setiger	doveweed	Euphorbiaceae	DEV
*Cynara cardunculus subsp. flavescens**	artichoke thistle, cardoon	Asteraceae	DIS
Cyperus eragrostis	tall flatsedge	Cyperaceae	DIS
*Dittrichia graveolens**	stinkwort	Asteraceae	DEV, DIS
*Eucalyptus sp.**	eucalyptus	Myrtaceae	NNV
*Euphorbia peplus**	petty spurge	Euphorbiaceae	DIS
*Glebionis coronaria**	garland/crown daisy	Asteraceae	DIS
*Grevillea robusta**	silk oak	Proteaceae	DEV
*Helminthotheca echioides**	bristly ox-tongue	Asteraceae	DIS
Heteromeles arbutifolia	toyon, Christmas berry	Rosaceae	NNV
*Hirschfeldia incana**	short-pod mustard	Brassicaceae	DIS, DEV
*Lysimachia arvensis**	scarlet pimpernel, poor man's weatherglass	Myrsinaceae	DIS
Malvella leprosa	alkali mallow	Malvaceae	DIS
*Marrubium vulgare**	horehound	Lamiaceae	DIS
*Nicotiana glauca**	tree tobacco	Solanaceae	DIS
*Olea europaea**	olive	Oleaceae	DIS, DEV
*Opuntia ficus-indica**	mission prickly-pear, Indian-fig	Cactaceae	DIS
*Pinus sp.**	pine (ornamental)	Pinaceae	DIS, DEV
Poaceae	non-native annual grasses	Poaceae	DIS, DEV, NNV
*Rumex crispus**	curly dock	Polygonaceae	DIS
Salix gooddingii	Goodding's black willow	Salicaceae	DIS
Salix lasiolepis	arroyo willow	Salicaceae	DIS
*Schinus molle**	Peruvian pepper tree	Anacardiaceae	DIS, DEV
*Schinus terebinthifolius**	Brazilian pepper tree	Anacardiaceae	DIS
*Sonchus asper subsp. asper**	prickly sow-thistle	Asteraceae	DIS
*Stipa tenuissima**	Mexican feather grass	Poaceae	DEV
*Urtica urens**	dwarf nettle	Urticaceae	DIS
*Washingtonia robusta**	Mexican fan palm	Arecaceae	DIS, DEV

* non-native

Habitat Abbreviations
DEV = Developed Land
DIS = Disturbed Land
NNV = Non-native Vegetation

ATTACHMENT B

ANIMALS OBSERVED ON THE SLOPE STREET SUBDIVISION PROJECT SITE			
Species Name	**Common Name**	**Habitat**	**Number**
Invertebrates			
Family Agelenidae	funnel weaver spider	DIS	many
Phoebis sennae	cloudless sulphur	DIS	1
Vanessa sp.	lady butterfly (unidentified)	DIS	1
Reptiles			
Sceloporus occidentalis	western fence lizard	DIS	1
Birds			
Corvus brachyrhynchos	American crow	FO	2
Family Strigidae or Tytonidae	unidentified owl	DIS	pellets
Haemorhous mexicanus	house finch	DIS, DEV	~6
Kieneria crissalis	California towhee	DIS	1
Mimus polyglottos	northern mockingbird	DEV	1
Sayornis nigricans	black phoebe	DIS	1
Mammals			
Otospermophilus beecheyi	California ground squirrel	DIS	≥1
*Canis lupus familiaris**	dog (domestic)		

* non-native

Habitat Abbreviations
DEV = Developed Land
DIS = Disturbed Land
FO = Flyover

Attachment C
Slope Street Subdivision Project Site Photographs, October 2020

1. Northeastern corner of the property, from Slope Street toward south.

2. Northern edge of property, from Slope Street toward west-southwest. Arrow marks entrance.

3. Northwestern Disturbed (foreground) and Developed land, from center of property toward northwestern corner.

4. Northeastern Disturbed (foreground) and Developed (behind camper), from center toward northeastern corner.

5. Southeastern Disturbed land, from eastern central area toward south-southeast.

6. Southwestern Disturbed land, from near center toward southwest.

7. Non-native vegetation on the hillside between Weld Boulevard and the southern property boundary.

8. Upstream end of drainage where culvert releases water near southern property boundary. Culvert is now hidden under fallen eucalyptus (upper left).

9. Upstream section of drainage channel, with path of flow marked by blue arrow.

10. Downstream section of drainage channel, with path of flow marked by blue arrow.

ATTACHMENT D

SPECIAL-STATUS PLANTS WITH THE POTENTIAL TO OCCUR ON THE SLOPE STREET SUBDIVISION PROJECT SITE (USGS EL CAJON QUAD, 123 - 134 METERS [405 - 440 FT])

Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	NE	Growth form, bloom time	Habitat	Potential to Occur Onsite
Acanthomintha ilicifolia	thornmint, San Diego thorn-mint	Lamiaceae	1B.1	SE/FT	X	X	Annual herb, Apr-Jun	Chaparral, coastal scrub, valley and foothill grassland, vernal pools. Endemic to active vertisol clay soils of mesas & valleys. Usually on clay lenses within grassland or chaparral communities. 10-960 m	Low; would have been detectable and was not observed, no suitable habitat.
Ambrosia pumila	San Diego ambrosia	Asteraceae	1B.1	-/FE	X	X	Perennial herb (rhizomatous), Apr-Oct	Sandy loam or clay soil, sometimes alkaline, in chaparral, coastal scrub, valley and foothill grassland. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m	Low; would have been detectable and not observed, no suitable habitat.
Artemisia palmeri	Palmer's sagewort, San Diego sagewort	Asteraceae	4.2	-/-	-	-	Biennial to perennial herb to subshrub, Feb-Sep	Drainages and riparian areas in sandy soil within chaparral, coastal scrub, riparian forest, riparian woodland and riparian scrub. 15-915 m	Low; would have been detectable and not observed, no suitable habitat.
Astragalus deanei	Deane's locoweed/milkvetch	Fabaceae	1B.1	-/BLM-S, USFS-S	-	-	Perennial herb, Feb-May	Chaparral, cismontane woodland, coastal scrub, riparian forest. Open, brushy south-facing slopes in Diegan coastal sage scrub, sometimes on recently burned-over hillsides. 75-695 m	Low; would have been detectable and not observed, no suitable habitat.
Bloomeria clevelandii (Muilla c.)	San Diego goldenstar	Themidaceae	1B.1	-/BLM-S	X	X	Perennial herb (bulbiferous), Apr-May	Clay soil in chaparral, coastal scrub, valley & foothill grassland. Often on mounds between vernal pools in fine, sandy loam. 50-465 m	Low; would have been detectable and was not observed, no suitable habitat.

ATTACHMENT D

Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	NE	Growth form, bloom time	Habitat	Potential to Occur Onsite
Brodiaea orcuttii	Orcutt's brodiaea	Themidaceae	1B.1	-/BLM-S, USFS-S	X	X	Perennial herb (deciduous, bulbiferous), May-Jul	Mesic, clay, sometimes serpentine soils in closed-cone coniferous forest, chaparral, cismontane woodland, meadows & seeps, valley & foothill grassland. Usually in vernal pools and small drainages. 30-1695 m	Low; would have been detectable and was not observed, no suitable habitat.
Centromadia pungens subsp. laevis	smooth tarplant	Asteraceae	1B.1	-/-	-	-	Annual herb, Apr-Sep	Alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, valley & foothill grassland, disturbed areas; 5-1170 m	Low; would have been detectable and not observed, no suitable habitat.
Clarkia delicata	delicate clarkia, Campo clarkia	Onagraceae	1B.2	-/BLM-S	-	-	Annual herb, Apr-Jun	Often gabbroic soil in chaparral, cismontane woodland; 235-1000 m	Low; would have been detectable and was not observed, no suitable soil or habitat.
Dudleya variegata	variegated dudleya	Crassulaceae	1B.2	-/BLM-S	X	X	Perennial herb, Apr-Jun	Often rocky/gravelly or clay soils or on rock outcrops in grassland, openings in chaparral, cismontane woodland, coastal scrub, also near vernal pools or on mima mounds; 3-580 m	Low; would have been detectable and not observed, no suitable habitat.
Ericameria palmeri var. palmeri	Palmer's goldenbush	Asteraceae	1B.1	-/BLM-S	X	X	Shrub (evergreen), Jul-Nov	Steep hillsides, granitic soils in mesic chaparral, coastal scrub; 5-625 m	Low; would have been detectable and not observed, no suitable habitat.
Ferocactus viridescens	coast barrel cactus, San Diego barrel cactus	Cactaceae	2B.1	-/-	X	-	Perennial (stem succulent), May-Jun	Chaparral, coastal scrub, valley & foothill grassland, near vernal pools; 3-490 m	Low; would have been detectable and not observed, no suitable habitat.
Grindelia hallii (G. hirsutula var. hallii)	San Diego gumplant	Asteraceae	1B.2	-/BLM-S	-	-	Perennial herb, Jul-Oct	Chaparral, lower montane coniferous forest, meadows & seeps, valley & foothill grassland; 185-1745 m	Low; would have been detectable and not observed, no suitable habitat.
Harpagonella palmeri	Palmer's grappling-hook	Boraginaceae	4.2	-/-	-	-	Annual herb, Mar-May	Clay soils in chaparral, coastal scrub, valley & foothill grassland; 20-955 m	Low; would have been detectable and was not observed, no suitable habitat.

ATTACHMENT D

Species Name	Common Name	Family	CRPR	State/ Federal	MSCP	NE	Growth form, bloom time	Habitat	Potential to Occur Onsite
Isocoma menziesii var. decumbens	decumbent goldenbush	Asteraceae	1B.2	-/-	-	-	Shrub, Apr-Nov	Sandy, often disturbed areas in chaparral, coastal scrub; 10-135 m	Low; would have been detectable and was not observed, no suitable soil or habitat.
Pseudognaphalium leucocephalum	white rabbit-tobacco	Asteraceae	2B.2	-/-	-	-	Perennial herb, Jul-Dec	Sandy, gravelly sites in riparian woodland, cismontane woodland, coastal scrub, chaparral. 35-515 m.	Low; would have been detectable and not observed, no suitable habitat.
Quercus dumosa	Nuttall's scrub oak	Fagaceae	1B.1	-/-	-	-	Shrub (evergreen), Feb-Aug	Sandy soil near coast, clay loam soils in closed-cone coniferous forest, chaparral, coastal scrub; 15-400 m	Low; would have been detectable and was not observed, no suitable habitat.

Listing Designations

CRPR - California Rare Plant Rank (from Rare Plant Status Review Group, jointly managed by California Department of Fish and Wildlife [CDFW] and California Native Plant Society [CNPS])

1A - Plants presumed extirpated in California and either rare or extinct
1B - Plants rare, threatened or endangered in California AND elsewhere
2A - Presumed extirpated or extinct in California, but more common elsewhere
2B - Plants rare, threatened or endangered in California, but more common elsewhere
3 - Plants about which more information is needed - a review list
4 - Plants of limited distribution - a watch list
CBR - Considered But Rejected

.1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 - Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
.3 - Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

State of California species designations (CDFW April 2013)
SE - State-listed Endangered
ST - State-listed Threatened
SR - State-listed Rare

Federal species designations (CDFW April 2013, USFWS 2013)
FE - Federally-listed Endangered
FT - Federally-listed Threatened
FC - Federal candidate for listing

MSCP - an X in this column indicates the species is considered covered by the Multiple Species Conservation Program (MSCP Plan 1998)
NE - Narrow Endemic in Santee Subarea Plan

ATTACHMENT E

SPECIAL-STATUS ANIMALS WITH THE POTENTIAL TO OCCUR ON THE SLOPE STREET SUBDIVISION PROJECT SITE (USGS EL CAJON QUAD, 123 - 134 METERS [405 - 440 FT])

Species Name	Common Name	State/Federal Status	MSCP	NE	Habitat	Potential to Occur Onsite
INVERTEBRATES						
Bombus crotchii	Crotch bumble bee	SCE/-	-	-	Food plant genera include Antirrhinum, Clarkia, Dendromecon, Eriogonum, Eschscholzia, and Phacelia.	Low; no host plant or suitable habitat, site is too disturbed and developed.
Lycaena hermes	Hermes copper butterfly	-/FC	-	X	Southern mixed chaparral and coastal sage scrub; limited to western edge of Laguna Mountains. Host plant is mature Rhamnus crocea. Eriogonum fasciculatum must be within approx. 10 ft for nectaring.	Low; no host plant or suitable habitat, site is too disturbed and developed.
AMPHIBIANS						
Spea hammondii	western spadefoot	SSC/-	-	-	Grassland, also valley-foothill hardwood woodlands. Vernal pools or other temporary rain pools, cattle talks, or poors in intermittent streams are essential for breeding and egg-laying. The pools are typically turbid with little or no cover. Activity limited to wet season (October-May, or occasionally after summer storms or during evenings with elevated substrate moisture levels; stays below ground in dry/cold weather. Burrows are probably away from the dried breeding pools. Nocturnal. Extirpated throughout much of lowland southern California.	Low; onsite drainage channel is too small and ephemeral for breeding, site is not isolated from breeding habitat by surrounding development.
REPTILES						
Anniella stebbinsi (A. p. pulchra)	southern California legless lizard (silvery legless lizard)	SSC/-	-	-	Sandy or loose loamy soils under sparse vegetation or other cover. Occasionally found in suburban gardens. Mostly subterranean and strongly prefer soils with a high moisture content.	Low; no suitable habitat, site is too disturbed and developed.
Arizona elegans occidentalis	California glossy snake	SSC/-	-	-	Various scrub and grassland habitats, often with loose or sandy soils; Peninsular Ranges.	Low; no suitable habitat, site is too disturbed and developed.
Aspidoscelis hyperythra beldingi (A. hyperythra, A. hyperythrus b.)	orange-throated whiptail	WL/-	X	-	Low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats; prefers sandy areas with perennial plants that support termites.	Low; no suitable habitat, site is too disturbed and developed.
Aspidoscelis tigris stejnegeri	coastal whiptail	SSC/-	-	-	Found in hot, dry open areas with sparse vegetation; also woodland and riparian areas mostly west of the Peninsular Ranges; ground may be firm soil, sandy, or rocky.	Low; no suitable habitat, site is too disturbed and developed.

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Species Name	Common Name	State/Federal Status	MSCP	NE	Habitat	Potential to Occur Onsite
Coleonyx variegatus abbotti	San Diego banded gecko	-/-	-	-	Interior coastal region, west of Peninsular ranges, prefers rocky areas in coastal scrub and chaparral, nocturnal, hibernates in winter.	Low; no suitable habitat, site is too disturbed and developed.
Crotalus ruber	red-diamond rattlesnake	SSC/-	-	-	Coastal San Diego County to the eastern slopes of Peninsular Ranges in coastal sage scrub, mixed chaparral, open grassy areas and agricultural areas, chamise chaparral, pinon juniper and desert scrub. Most common in the western foothills of the Peninsular Ranges and in dry rocky inland valleys; associated with granite rock outcroppings, especially in winter. 0-1500 m (typically < 1200m)	Low; no suitable habitat, site is too disturbed and developed.
Phrynosoma blainvillii (P. coronatum b.)	coast horned lizard	SSC/-	X	-	Coastal scrub, chaparral, grassland, cismontane woodland, riparian scrub and woodland; most common in lowlands along sandy washes with scattered low shrubs. Prefers open areas for sunning with loose soil for burial and native harvester ant colonies (few or no Argentine ants).	Low; no suitable habitat, no harvester ants observed, site is too disturbed and developed.
Plestiodon skiltonianus interparietalis (Eumeces s. i.)	Coronado skink	WL/-	-	-	Rocky areas and dry hillsides in coastal sage scrub, grassland, chaparral, pinyon-juniper woodland, open pine or oak woods, near streams; digs burrows in soil.	Low; no suitable habitat, site is too disturbed and developed.
Thamnophis hammondii	two-striped gartersnake	SSC/-	-	-	In or near permanent fresh water, often along streams with rocky beds bordered by willows and other riparian vegetation, also desert oases and sometimes vernal pools. 0-2100 m.	Low; no suitable habitat, site is too disturbed and developed.
BIRDS						
Accipiter cooperii	Cooper's hawk	WL/-	X	-	Open riparian, oak, and eucalyptus woodland and other open forested areas; very tolerant of urbanization. Breed wherever there are trees, but most numerous in lowland and foothill canyons, as well as urban areas. Just as widespread over the coastal slope in winter, but more concentrated at lower elevations and in developed areas. Egg laying typically occurs late March to mid June. 150-915 m	Moderate; not observed, but increasingly adapted to suburban and urban areas, and could prey on birds observed onsite.

ATTACHMENT E

Species Name	Common Name	State/Federal Status	MSCP	NE	Habitat	Potential to Occur Onsite
Agelaius tricolor	tricolored blackbird	SCE, SSC/BCC	X	X	Highly colonial; breed and nest in freshwater marshes with cattail but also in thickets of blackberry or tall herbs. In winter, may leave breeding colonies but still prefer to roost in marshes. Present year-round in SD County.	Low; no suitable habitat, site is too disturbed and developed.
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	WL/-	X	-	Year-round resident of steep, moderately vegetated slopes of coastal sage scrub dominated by Artemisia californica but also coastal bluff scrub and openings in chaparral (burned). Nest on the ground at the base of rocks, grass tufts, or rarely above ground in the low branches of shrubs. 0-915 m	Low; no suitable habitat, site is too disturbed and developed.
Ammodramus savannarum	grasshopper sparrow	SSC/-	X[1]	-	Year-round resident of dense native grasslands on rolling hills, lowland plains, in valleys and hillsides on lower mountain slopes. Difficult to identify except when singing (Mar-Jul).	Low; no suitable habitat, site is too disturbed and developed.
Buteo swainsoni	Swainson's hawk	ST/-	X	-	No longer nests anywhere in southern California and is now only a rare migrant over much of SD County. Formerly nested at edges of riparian vegetation and foraged in nearby grassland.	Low; no suitable habitat, site is too disturbed and developed.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	SSC/BCC	X	X	Year-round resident of open coastal sage scrub with thickets of chollas (Cylindropuntia sp.) or prickly-pear (Opuntia sp.), south- and west-facing slopes below 460 m, usually within 400 m of river valleys, also hillsides in tributary canyons, and along washes.	Low; no cholla or suitable habitat, site is too disturbed and developed.
Coturnicops noveboracensis	yellow rail	SSC/BCC	-	-	Marshes with dense grass. Only three occurrences in southern California since 1917.	Low; no suitable habitat, site is too disturbed and developed.
Icteria virens	yellow-breasted chat	SSC/-	-	-	Summer visitor in dense riparian woodland. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground. Most common in coastal lowland, strongly concentrated in NW corner of County; usually return to SD second week in April and start to leave by early August.	Low; no suitable habitat, site is too disturbed and developed.

ATTACHMENT E

Species Name	Common Name	State/Federal Status	MSCP	NE	Habitat	Potential to Occur Onsite
Polioptila californica californica	coastal California gnatcatcher	SSC/FT	X	-	Obligate, permanent resident of coastal sage scrub especially where Artemisia californica dominates; up to 915 m but 90% at 305 m or lower.	Low; no suitable habitat, site is too disturbed and developed.
Vireo bellii pusillus	least Bell's vireo	SE/FE	X	-	Summer resident in riparian vegetation along rivers and larger creeks, also dry river bottoms, with both riparian canopy and a somewhat dense or shrubby understory for nesting. Also regularly uses upland scrub adjacent to riparian woodland. Present in SD from third week of March to late September.	Low; no suitable habitat, site is too disturbed and developed.
MAMMALS						
Antrozous pallidus	pallid bat	SSC/-	-	-	Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, desert wash and desert scrub; often near rocky outcrops and water. May forage over agricultural lands, but is largely absent from urban and suburban areas. Usually roosts in rock crevices or buildings, less often in caves, tree hollows, mines, etc.	Low; no suitable habitat, site is too disturbed and developed.
Chaetodipus californicus femoralis	Dulzura pocket mouse	SSC/-	-	-	Gravelly substrates in or near chaparral, to a lesser extent in coastal sage scrub, oak woodland, and edge of grassland. More abundant on steeper slopes and increasing cover of scrub oak and Ceanothus.	Low; no suitable habitat, site is too disturbed and developed.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	SSC/-	-	-	Loose sandy soil to gravel to mixed rock on moderate to steep slopes with open shrubland, also grassland (negligible in chaparral and woodland). On coast and urban canyons, also up to at least 1000 m on shrubby slopes.	Low; no suitable habitat, site is too disturbed and developed.
Choeronycteris mexicana	Mexican long-tongued bat	SSC/-	-	-	Arid habitats throughout range, urban and suburban areas in SD County. Roost in relatively well-lit caves but also crevices and man-made structures. Feed on pollen and nectar, especially of agaves and columnar cacti, and will visit hummingbird feeders. Seen in fall and winter, presumed to not breed in CA, San Diego on periphery of range. 0-500 m.	Low; no agaves or columnar cacti observed, no suitable roosts observed.

ATTACHMENT E

Species Name	Common Name	State/Federal Status	MSCP	NE	Habitat	Potential to Occur Onsite
Corynorhinus townsendii	Townsend's big-eared bat	SSC/-	-	-	Obligate cave-roosting species, no preference for particular vegetation community. Also use mines, buildings, and bridges that offer cave-like situations. Forage in mosaic of forested and edge habitats, including riparian; avoid open areas. Sensitive to human disturbance, presumed absent from coastal locations.	Low; no suitable habitat, site is too disturbed and developed.
Eumops perotis californicus	western mastiff bat	SSC/-	-	-	Strongly associated with roosting habitat: steep rocky cliffs, rock quarries, large granitic boulders and occasionally large buildings. Flies long distances and can be found foraging in coastal and desert scrub, riparian, oak woodlands, open grasslands, openings in montane pine forests, and over open water.	Low; no suitable habitat, site is too disturbed and developed.
Lasiurus xanthinus	western yellow bat	SSC/-	-	-	Roost in "skirts" of dead palm fronds, strongly associated with groves of California fan palm, particularly with open surface water. Has expanded range to use non-native palms in coastal suburban areas with artificial water sources.	Moderate; could roost in skirts of fan palms onsite.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	SSC/-	-	-	Prefers grasslands or open areas with patches of scrub of varying densities, generally absent in chaparral with closed canopy.	Low; no suitable habitat, site is too disturbed and developed.
Neotoma bryanti intermedia (N. lepida i.)	San Diego desert woodrat	SSC/-	-	-	Coastal sage scrub and chamise chaparral to pinyon-juniper woodland (but not coniferous forest). Associated with large exposures of boulder outcrops. Houses most commonly constructed under ledges, in crevices, or within rock piles, but also at base of juniper, ceanothus, creosote bush, yucca, and clumps of prickly-pear or cholla. Nocturnal. 180-1500 m.	Low; no middens observed, no suitable habitat, site is too disturbed and developed.
Nyctinomops femorosaccus	pocketed free-tailed bat	SSC/-	-	-	Closely associated with roosting habitat: vertical cliffs, quarries, rocky outcrops. Does not favor any particular vegetation community for foraging.	Low; no suitable habitat, site is too disturbed and developed.

ATTACHMENT E

Species Name	Common Name	State/Federal Status	MSCP	NE	Habitat	Potential to Occur Onsite
Nyctinomops macrotis	big free-tailed bat	SSC/-	-	-	Closely associated with roosting habitat: vertical cliffs, quarries, rocky outcrops, and occasionally tall buildings. Associated with coastal and desert scrub, evergreen forests, riparian, and montane woodlands. Forages over diverse habitats long distances from roosts.	Low; no suitable habitat, site is too disturbed and developed.
Taxidea taxus	American badger	SSC/-	X	X	Persists mainly in large blocks of undeveloped land, avoids urbanization. Prefers grasslands, alluvial fans, meadows, desert, and other open areas. Requires friable soils, primarily consumes rodents. < 3600 m.	Low; no suitable habitat, site is too disturbed and developed.

Listing Designations

Federal Listing (USFWS 2015, CDFW 2015)
FE - Federal-listed Endangered
FT - Federal-listed Threatened
FC - Federal candidate for listing
BCC - US Fish and Wildlife Service Bird of Conservation Concern
BLM-S - Bureau of Land Management Sensitive
USFS-S - US Forest Service Sensitive

State Listing (CDFW 2015, 2015)
SE - State-listed Endangered
ST - State-listed Threatened
STC - State Threatened Candidate
SEC - State Endangered Candidate
FP - CA Dept. of Fish and Wildlife Fully Protected
SSC - State Species of Special Concern
WL - CA Dept. of Fish and Wildlife Watch List
CDF-S - CA Dept. of Forestry Sensitive

MSCP - an X in this column indicates the species is considered covered by the Multiple Species Conservation Program (MSCP Plan 1998)
[1] Coverage not considered justified for Santee (Subarea Plan)
NE - Narrow Endemic in Santee Subarea Plan